

MINUTES – BOARD OF APPEALS

Meeting of July 17, 2013

Meeting called to order by Chairperson Pete Strysick @ 5:15 P.M.

Present: Peter Strysick, Richard Linde, Lee Montemayor, Ed Surek, Planning Manager Steve Sokolowski, and Secretary Traci Hermann

Absent & Excused: Don Cvetan, Rob Ecker, Kevin Sampson and Building Inspector Jack Van Der Weele

Pledge of Allegiance

NEW / UNFINISHED BUSINESS:

Variance Docket #13 – 1429 N 2nd Street – Contractor Tim Kleiber went before the Board to ask for an extension on the variance obtained in March 2013. The request was granted and the Board gave a six (6) month extension.

HEARINGS:

TIME - 5:15 P.M. – BRENDA RODEFER – N 22 & GEELE AVE – PARCEL

Requesting a variance to **Sections:** 624950

15.105(d)3.b.E: to build a new house with 15' front yard where REQUIRED IS 25'.

15.150(d)3.b.I: to have a new house with rear yard setback of 5' where REQUIRED IS 20'.

15.105(d)3.b.A: to build a new house on a 4500 sq ft lot where REQUIRED IS 6000 sq ft.

Present: Brenda Rodefer Victoria Nack Rosemary Anderson
Jake Werner Judy Merriman

Several neighbors showed up to voice their concern regarding limited parking, small lots, snow removal. Steve Sokolowski pointed out that all the neighboring lots are of similar, if not the same size (40' x 100') that have a house on them. He went further to explain that this property being a corner property is harder to meet zoning setbacks and there still may be an option to use the rule of average for the N22 St to bring home closer to the road and have more room (more than 5' from rear property line) between neighboring properties. It was also mentioned that Werner Homes (Jake Werner) has built a home with similar conditions just a few blocks down the road. After discussion, a motion was made by Ed Surek and seconded by Richard Linde to GRANT all three variance requests. Brenda Rodefer (applicant) was welcomed to the neighborhood by the neighbors in attendance. MOTION CARRIED (AYE: 4 NAY: ABSTAINED: ABSENT: 3)

TIME - 5:20 P.M. – SHARON JANEY – 1614 S 14TH STREET

Requesting a several variances to **Sections:**

15.105(d)3.b.J: to build a new garage 18" from side property line (north) where ALLOWED is 3'.

15.105(d)3.b.M: to have a new driveway extension 0' to side property line (south) where ALLOWED IS 3'.

15.105(d)3.b.P: to have a new garage at 18' in height where ALLOWED is 15'.

Present: Sharon Janey

After a discussion, a motion was made by Pete Strysick to TABLE this item for next meeting which would allow the owner to explore other options to present to the board. It was also mentioned that if any changes are to be made to variance request the application would need to be updated prior to the last working day of the month by noon. MOTION CARRIED (AYE: 4 NAY: ABSTAINED: ABSENT: 3)

TIME - 5:25 P.M. – KENNETH WALTER – 1006 UNION AVENUE

Requesting a variance to **Sections:**

15.105(d)3.b.G: to build a new attached garage in same location as old one 1' from west property line.

15.1059d)3.b.1: to build a new attached garage 5.5' from rear property line.

Present: Kenneth Walter Mike Hoffman

After discussion, a motion was made by R. Linde and seconded by L. Montemayor to GRANT the variance requests with the condition that the garage must be same size as existing and the west wall of the garage must line up (in same plane) with the house. MOTION CARRIED (AYE: 4 NAY: ABSTAINED: ABSENT: 3)

ADJOURN

Being no further business, a motion was made by Lee Montemayor and seconded by Ed Surek to adjourn at 6:50 P.M. All in favor – MOTION CARRIED.

Peter Strynick, Chairperson

Traci Hermann - Secretary